



57 Brookmead, Hildenborough, Kent TN11 9DP  
Guide Price: £535,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Detached Brick Bungalow \*Established Residential Area
- \*Two Bedrooms \*Sitting/Dining Room \*Modern Kitchen
- \*Contemporary Shower Room
- \*Attractive Established Rear Garden \*Single Garage & Driveway
- \*Granted Planning Permission for Loft Conversion Ref:24/00321/PA
- \*No Onward Chain

#### Description

An opportunity to acquire this detached two bedroom brick bungalow situated in the popular residential area of Brookmead, close to local schools and amenities. This delightful bungalow offers spacious and versatile accommodation with recently updated contemporary shower room and modern kitchen, along with planning permission to extend into the loft space if required.

#### Accommodation

- The property is approached over a brick pathway leading to front door, with attractive leaded light inlay, opening to the entrance hallway with access to loft space via hatch and doors to all rooms.
- Smart contemporary shower room, fully tiled with attractive mosaic border, walk in shower enclosure with glazed screen and wall mounted shower with rainfall head and handheld shower attachment. Pedestal sink and closed coupled toilet, obscure glazed window to front and ceramic tiled flooring.
- Modern kitchen fitted with a range of sage wall mounted cabinets and base units of cupboards and drawers with laminate wood effect worktops and upstands. Pull out larder cupboard and corner carousel, integrated fridge/freezer, eye level Electrolux oven and microwave, Electrolux induction hob with pretty grazed splashback and extractor hood over. Ceramic sink, integrated Electrolux slimline dishwasher, small slimline wine cooler, under cabinet lighting and spotlighting and ceramic tiled floor. Cupboard housing meter and fuse board and door leading to covered side walkway.
- Sitting room enjoying a delightful aspect to the rear overlooking the garden, focal fitted fireplace with tiled surround and hearth and coal effect living flame gas fire, sliding patio doors leading out onto the terrace.
- Main bedroom enjoying an aspect rear overlooking the garden and wall to wall fitted wardrobes. Second bedroom having an aspect of front and fitted shelving unit with base cupboards and drawers.
- Side covered walkway with metal gate leading to front, external lighting and door to the garage with up and over door to front, space and plumbing for washing machine and tumble dryer and window.



- Attractive rear garden having extensive terrace running across the rear, the remainder mainly laid to lawn with deep established shrub and flower borders including Holly and Apple tree and fenced boundaries. External awning, outside tap and light.
- All main services. Gas central heating. Double glazed windows.
- Council Tax Band: D - Tonbridge & Malling Borough Council
- Planning Permission has been granted for a Loft conversion with hip to gable roof alteration, 0.3m increase in ridge height, skylight window to front roof slope and rear dormer. Application reference number 24/00321/PA
- EPC: D

**Hildenborough**  
This popular village offers local shops and post office and amenities including medical centre, village hall, church, public house, library and Ridings Café. The weekly farmers' market is a popular meeting place for the local community, whilst the mainline station offers services to London Charing Cross (via Waterloo East) and Cannon Street with commuter bus service from Brookmead to the station. Well regarded schools include Stocks Green and Hildenborough primary schools, grammar schools in Tonbridge, Sevenoaks and Tunbridge Wells including Judd and The Skinners School, together with Sackville and Hilden Park School in the village. The A21 by-pass links to the M25 motorway network to London, the south coast, major airports, the Channel Tunnel and Bluewater shopping centre while nearby towns of Sevenoaks and Tonbridge offer comprehensive shopping and recreational facilities. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.



Viewing Strictly By Appointment

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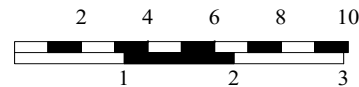
# 57 Brookmead

House - Gross Internal Area : 73.6 sq.m (792 sq.ft.)

Garage - Gross Internal Area : 11.4 sq.m (122 sq.ft.)



Ground Floor



Feet  
Metres

For Identification Purposes Only.

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